Foreword

This document is the Final Environmental Impact Statement (FEIS) for the Bronx Metro-North Station Study. The New York City Department of City Planning is proposing a series of land use actions, including zoning map amendments, zoning text amendments (including mapping a special purpose district and designating a Mandatory Inclusionary Housing (MIH) area to ensure affordable housing is part of any future development), and changes to the City Map (collectively, the Proposed Actions).[1]

The Draft Environmental Impact Statement (DEIS) for the Proposed Actions was accepted as complete by the Department of City Planning (DCP), acting as lead agency on behalf of the City Planning Commission (CPC). DCP issued a Notice of Completion (NOC) for the DEIS on January 19th, 2024. The public hearing on the DEIS was held on May 15th, 2024, at the City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY, 10271 at 10:00 am. The public hearing was accessible to view and participate in both in-person and remotely via NYC Engage. The period for submitting written comments remained open through May 28th, 2024.

This FEIS addresses all substantive comments made on the DEIS during the DEIS public hearing and subsequent comment period. Those comments are summarized and responded to in a new chapter, Chapter 26, "Response to Comments on the DEIS." Changes to the text and graphics from the DEIS were made in this FEIS, as necessary, in response to these comments. In addition, this FEIS also reflects all substantive changes to technical analyses resulting from agency reviews, and material changes in conditions since issuance of the DEIS.

The principal changes between the DEIS and this FEIS include the following:

- Revisions to Chapter 1, "Project Description," to : (1) update the description of the public review process of the Uniform Land Use Review Procedure (ULURP) and City Environmental Quality Review (CEQR); (2) Update the description of the M1-1A/R73 zoning districts.[2]
- Revisions to Chapter 2, "Land Use, Zoning and Public Policy," to update the description of the M1-1A/R73 zoning districts.
- Revisions to Chapter 3, "Socioeconomic Conditions," to reflect (1) an updated methodology for the Detailed Indirect Residential Displacement Analysis which established new counts for low-income rents in the study area, low-income households living in unprotected rental units in the study area, and the associated population of low-income renters living in unprotected rental units and subject to potential indirect displacement; (2) updated median and mean asking rents data.
- Revisions to Chapter 4, "Community Facilities and Services," to include a description of Jacobi Medical Center in the preliminary screening for indirect effects to police, fire, and health care services.

[1] This Foreword is new to the FEIS.

[2] The updated description zoning districts was done to account for the adoption of Zoning for Economic Opportunity.

- Revisions to Chapter 13, “Transportation,” Chapter 18, “Neighborhood Character,” Chapter 19, “Construction,” Chapter 21, “Mitigation Measures,” Chapter 22, “Unavoidable Adverse Impacts,” to include updated intersection signal timings.
- Revisions to Chapter 16, ”Noise,” and Chapter 25, “Conceptual Project Analysis,” to reflect adjustments to noise levels based on the difference in existing traffic noise PCEs between traffic counts during noise measurement and traffic study, modifications to measured noise levels, revisions to playground L_{10} calculation, and revisions to noise PCE calculations.
- Revisions to Chapter 17, “Public Health,” to reflect a text change in the noise assessment.
- Revisions to Chapter 21, “Mitigation,” and Chapter 22, “Unavoidable Adverse Impacts,” with respect to community facilities, open space, shadows, transportation, and construction to reflect further evaluation of potential mitigation measures conducted between the DEIS and FEIS in coordination between the lead agency (DCP) and other involved agencies.
- An entirely new chapter, Chapter 26, “Response to Comments on the DEIS,” is included summarizing and responding to all substantive comments made on the DEIS during the DEIS public hearing and subsequent DEIS comment period.
- Revisions to Appendix C, “New York City Waterfront Revitalization Program (WRP) Policy Assessment,” to reflect updates in mitigation chapter with respect to community facilities, archaeology, and transportation.
- Revisions to Appendix H, “Noise,” to update noise attenuation requirements.
- A new Appendix J, “Comments Received on the DEIS,” has been added and includes a transcript of the Public Hearing on the DEIS, as well as all comments received during the comment period.

Except for minor editorial revisions or where indicated, all text changes since publication of the DEIS are marked by double underlining and ~~strike-though~~ in this FEIS. No underlining or strike-through is used for this Foreword or Chapter 26, “Responses to Comments on the DEIS,” both of which are entirely new for the FEIS.